

**City of Greensboro Planning Department
Zoning Staff Report
January 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: 814-818 Meadowood Drive

Applicant: David J. Marcone
Owner: David J. Marcone & Hossein B. Ahmadi

From: RS-12
To: RM-5

Conditions: N/A

SITE INFORMATION	
Max. Developable Units & Density	5
Net Density of Developable Land	5
Existing Land Use	Single Family Dwelling / Vacant Lot
Acreage	1.006
Physical Characteristics	<i>Topography:</i> Generally Flat <i>Vegetation:</i> Grass / Mature Trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential and Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Georgetown Village Condos	CD-RM-8
<i>South</i>	Single Family	RS-12
<i>East</i>	Single Family	RS-12
<i>West</i>	Georgetown Village Condos	CD-RM-8 / RM-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND RM-5 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where water and sewer service is required. The overall gross density will typically be 3.0 units per acre.
RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Meadowood Street – Collector Street.
Site Access	A maximum of one access point will be approved by GDOT. Optimum location to be determined at the site plan stage.
Traffic Counts	Meadowood Street ADT = 10,100.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	Yes.
Traffic Impact Study	Not required.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, South Buffalo Creek
Floodplains	None
Streams	None
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 4C.1: Establish standards for and ***promote new forms of compact development***.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is bordered on two sides by existing multifamily development and is located on a busy collector street which actually functions more as a minor thoroughfare. It is in an area which is in transition, being influenced by the increased nearby commercial and multifamily growth over the years.

The request for RM-5 offers low density multifamily as a transitional land use between the single family development to the north and the more intensive nonresidential development to the south along Wendover Avenue.

Staff feels that this request meets Connections 2025 policies that promote new forms of compact development, promote mixed-income neighborhoods, and promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

This area appears to straddle the line between the Commercial and Low Residential land use classifications on the Generalized Future Land Use Map. However, due to the adjacent multifamily land uses, the supporting Plan policies, and because the request for RM-5 is consistent with the Low Residential classification staff feels that this request is not in conflict with the Plan. At a future time, staff may upon further analysis of this area consider an amendment to the Generalized Future Land Use Map to refine the land use classifications in this area.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.